

# Staff Summary Report



Hearing Officer Hearing Date: May 15, 2007

Agenda Item Number: 5

**SUBJECT:** This is a public hearing for a request by the **SMITH RESIDENCE (PL070179)** located at 1012 East Palmcroft Drive for one (1) use permit.

**DOCUMENT NAME:** 20070515dssa03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **SMITH RESIDENCE (PL070179)** (Todd Smith, applicant/property owner) located at 1012 East Palmcroft Drive in the R1-6, Single Family Residential District for:

**ZUP07053** Use permit to allow the rebuilding of a single story structure to a two (2) story structure.

**PREPARED BY:** Steve Abrahamson, Senior Planner (480-350-8359)

**REVIEWED BY:** N/A

**FINAL REVIEW BY:** Lisa Collins, Planning Director (480-350-8989)

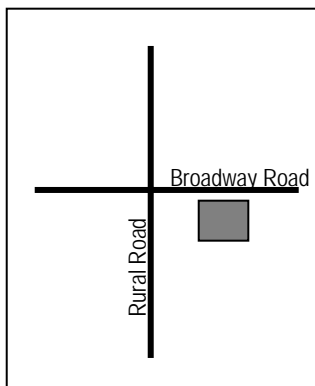
A handwritten signature in black ink, appearing to be 'LC' or similar, located next to the name Lisa Collins.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1 - 3.

**ADDITIONAL INFO:** The Smith Residence is requesting a use permit to allow construction of a two-story, single-family home on the property located at 1012 East Palmcroft Drive in the R1-6, Single Family Residential District. The existing single-story structure on this property is proposed to be razed. To date, there has been no public input regarding this request. Staff recommends approval of this use permit.



**ATTACHMENTS:**

1. List of Attachments
  2. Comments
  3. Reason for Approval; Conditions of Approval; History, Facts/Description,  
Zoning & Development Code Reference
- 
- A. Location Map(s)
  - B. Aerial Photo(s)
  - C. Letter of Intent
  - D. Site Plan
  - E. Floor Plan(s)
  - F. Elevation(s)

## COMMENTS:

The Smith Residence is proposing to construct a new home located at 1012 East Palmcroft Drive in the R1-6, Single Family Residential District. The existing single-story structure on this property is proposed to be razed. The requested use permit would allow a two-story (2), single-family home with a full basement to be constructed on the property. The lot contains a 578 s.f. swimming pool which the applicant indicates will be retained.

The subject property is located on the north side of a single-family residential subdivision with the north property line abutting PCC-1, Planned Commercial Center Neighborhood Zoning District. It is located mid-block on a "loop" street. The commercially zoned, adjacent property to the north is occupied by a mini-storage facility.

The neighborhood is populated by several two-story (2) homes including the homes immediately adjacent (west) and across the street (south) of the subject property. The proposed home is within the neighborhood's character. The second story windows, facing the street, are a desirable design feature that fosters natural surveillance of the street. Staff recommends (through condition) that the windows of both the east and west elevations either be opaque or of a clearstory design to provide for the privacy of current or future occupants of the neighboring properties.

The Zoning and Development Code provides the use permit as a means for deviating from the district development standards for projects that are a good design, in character with the neighborhood and appear to have neighborhood support. Staff believes this request will not have any negative impact surrounding neighbors.

## Use Permit

The Zoning and Development Code requires a use permit for any single story, single family residence to add, expand, or rebuild for a second story. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - This proposed second-story addition is similar to others within the neighborhood; there should be no nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
  - The proposal would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses.

## Conclusion

Staff recommends approval of this use permit request with conditions

**REASON(S) FOR  
APPROVAL:**

1. The use appears to be compatible with the building, site and adjacent property.
2. There appears to be a demonstrated need for this use at the proposed location

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE  
FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITION(S)  
OF APPROVAL:**

1. The use permits and variance are valid for the plans as submitted to and approved by the Hearing Officer.
2. All required permits and clearances shall be obtained from the Building Safety Division.
3. All second story windows on the east and west elevations shall be of an opaque material or be of clearstory design.

**HISTORY & FACTS:**

June 6, 1964	Final inspection of a single-story, single-family residence.
August 4, 1964	Final inspection of a patio cover.
May 2, 1973	Final inspection of a 578 s.f. swimming pool.

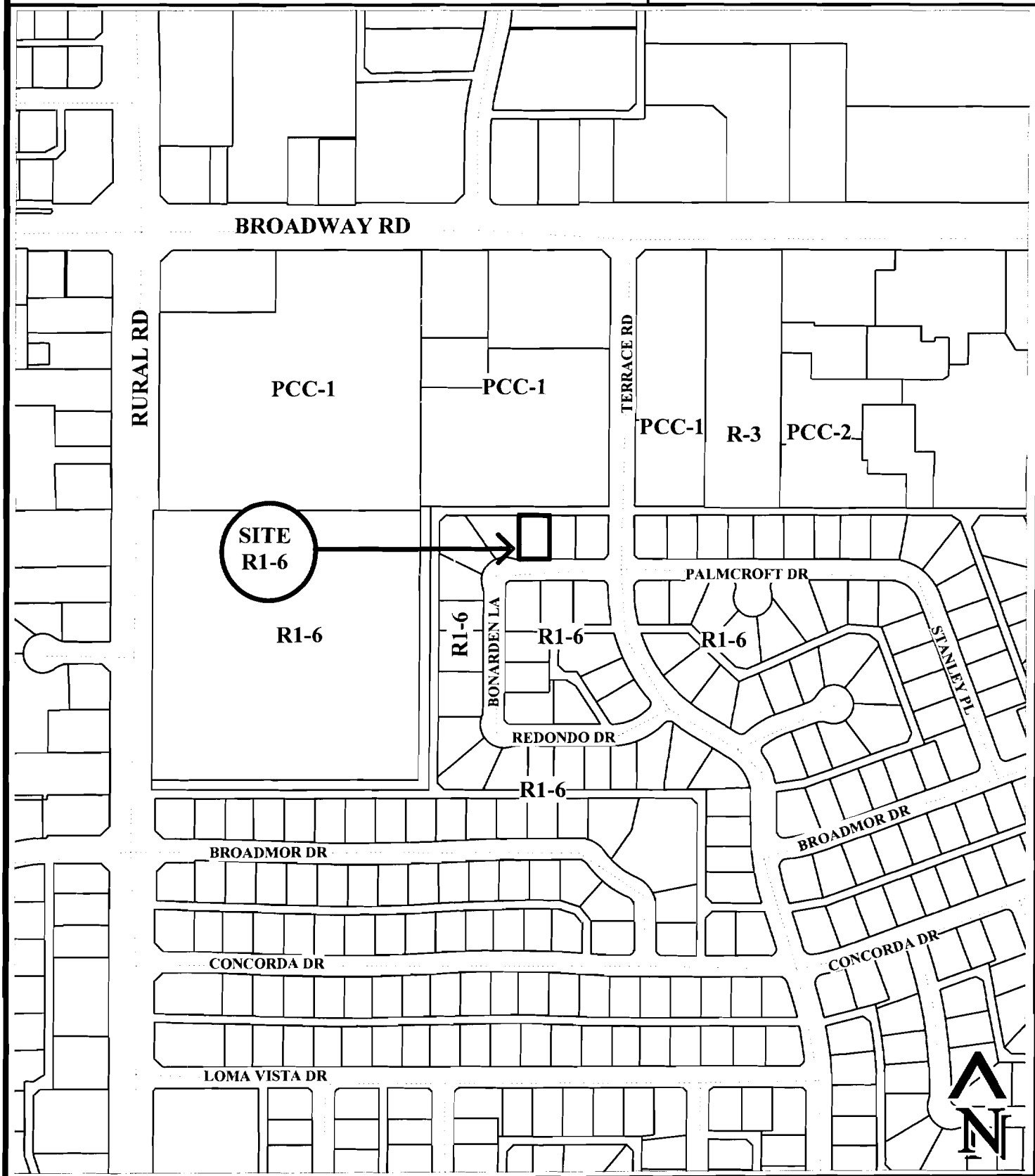
**DESCRIPTION:**

Owner – Todd Smith  
Applicant – Todd Smith  
Existing zoning – R1-6, Single Family Residential District  
Parcel Size – 7,214 s.f. / .17 acres  
Existing Structure Area – 1,581 s.f.  
Existing Pool Area – 578 s.f.  
Proposed Structure Area – 2,200 s.f.

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

Land Use, Part 3, Chapter 4, Section 3-420  
Single-Family Residential Second Story Addition or Rebuild. A use permit is required for any single story, single-family residence to add, expand, or rebuild for a second story.

Application Procedures, Part 6, Chapter 3, Section 6-308  
Use Permit.

**SMITH RESIDENCE**
**PL070179**




SMITH RESIDENCE (PL070179)

## Use Permit Letter of Explanation

**Property Description:**  
1012 E Palmcroft Drive  
Tempe AZ 85282  
133-55-018

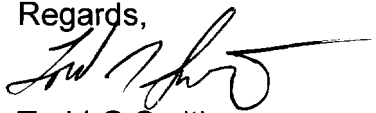
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The site will be used for a single family dwelling. The structure will be two stories with a full basement. The home will improve the condition of the neighborhood and will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

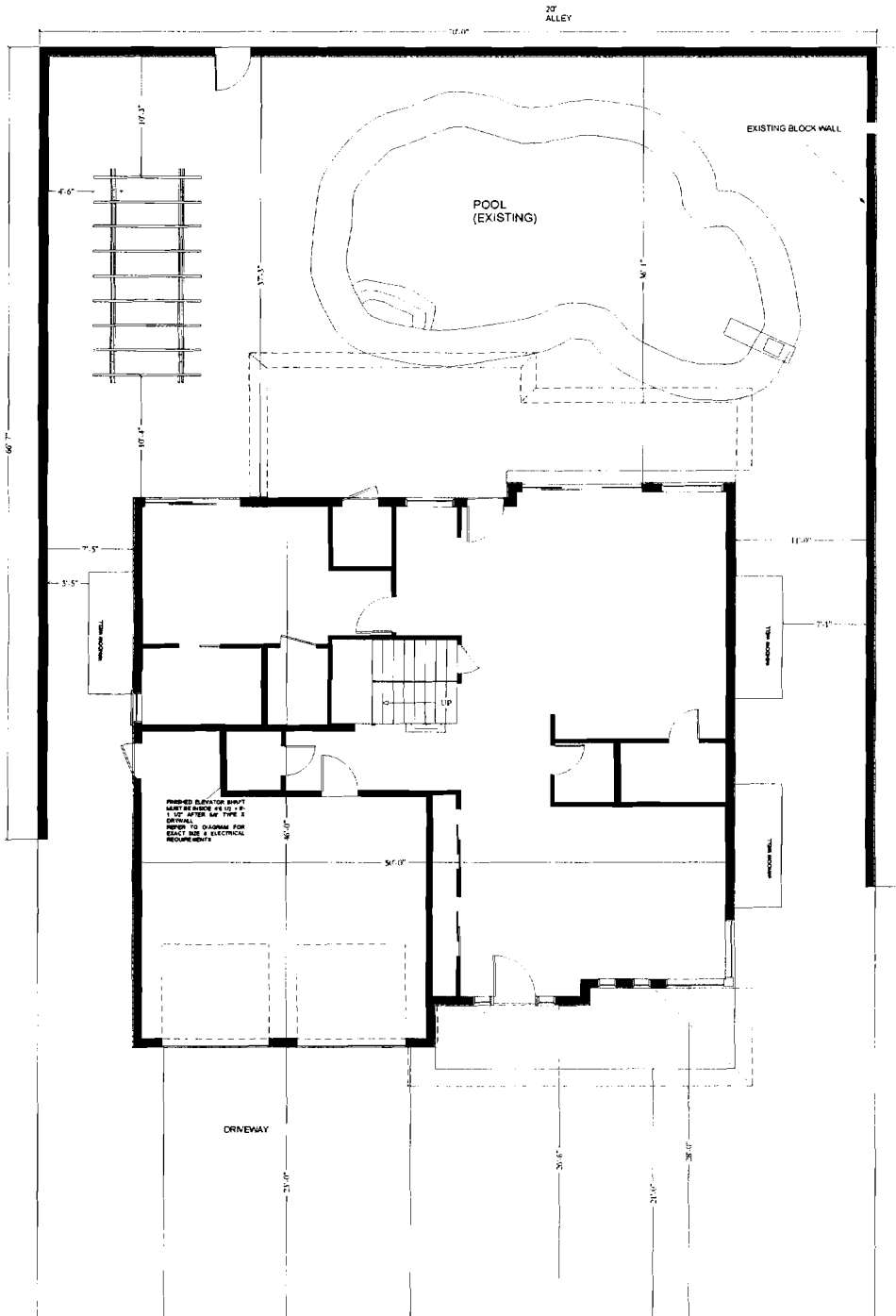
There will not be any significant increase in vehicular or pedestrian traffic. There will not be any significant increase in odor, dust gas, noise vibration, smoke, heat or glare exceeding ambient conditions.

The existing single story home will be leveled and a new two story home with basement will be constructed. The existing swimming pool will be retained and remodeled. The size of the pool will not change. The new home will be compatible with existing surrounding structures.

Regards,



Todd G Smith  
602-828-6965



# SITE DATA

Zoning R1-6  
 Lot Area 7214  
 Existing House Area 1581 Sq Ft  
 Proposed House Area 2200 Sq Ft

Setback Required  
 20' Front  
 5' Side  
 15' Rear

Setback Requested  
 3'-5" Side (to Basement Window Escape Well)  
 4' Side (to open frame Pergola)  
 10' Back (to open frame Pergola)

SIDEWALK

PALMCROFT



ALLEY

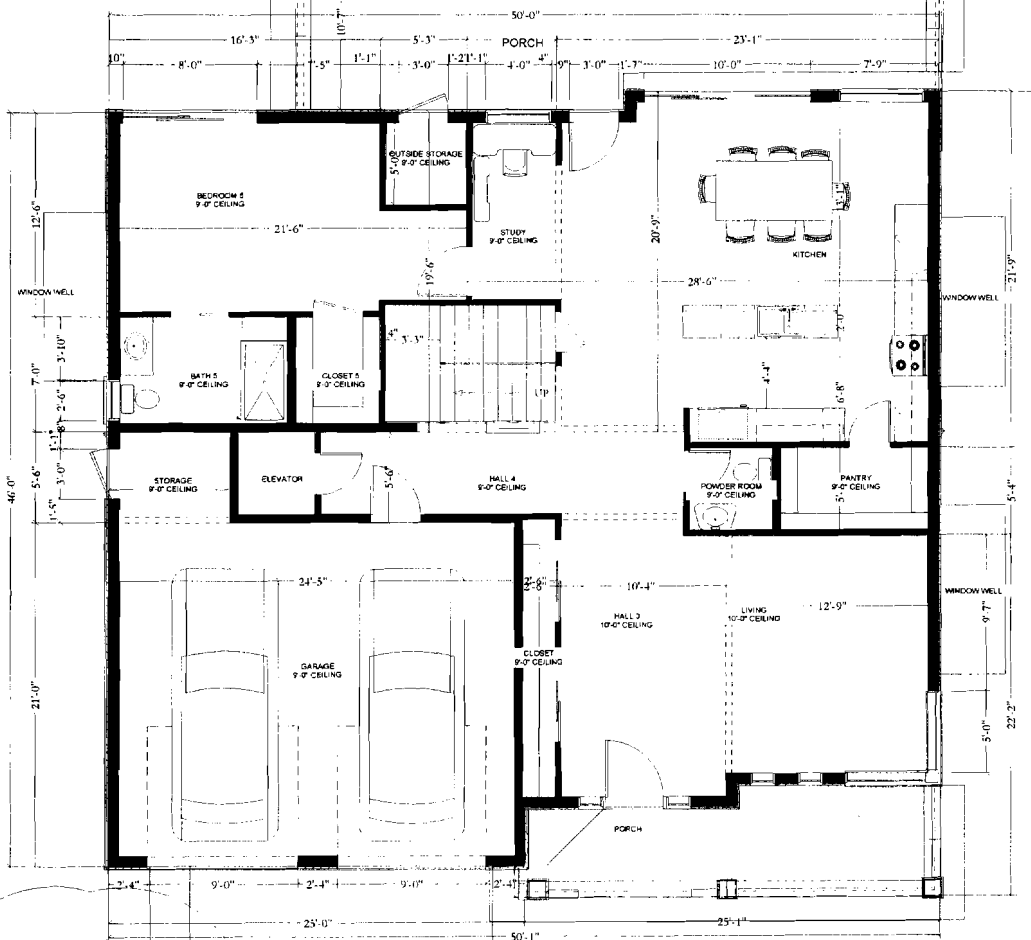
70'-0"

EXISTING BLOCK WALL

EXISTING  
POOL

66'-7"

70'-8"



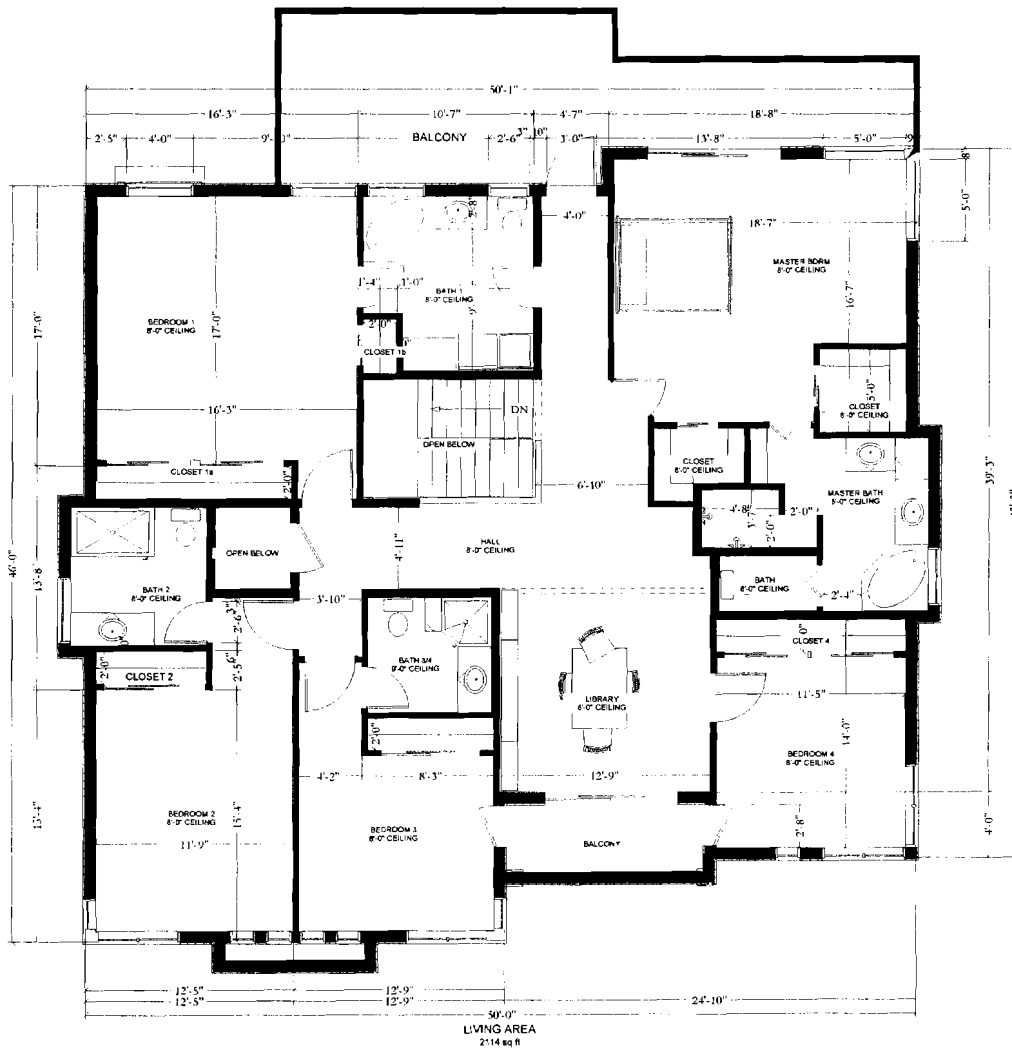
LIVING AREA  
1082 sq ft

1ST FLOOR

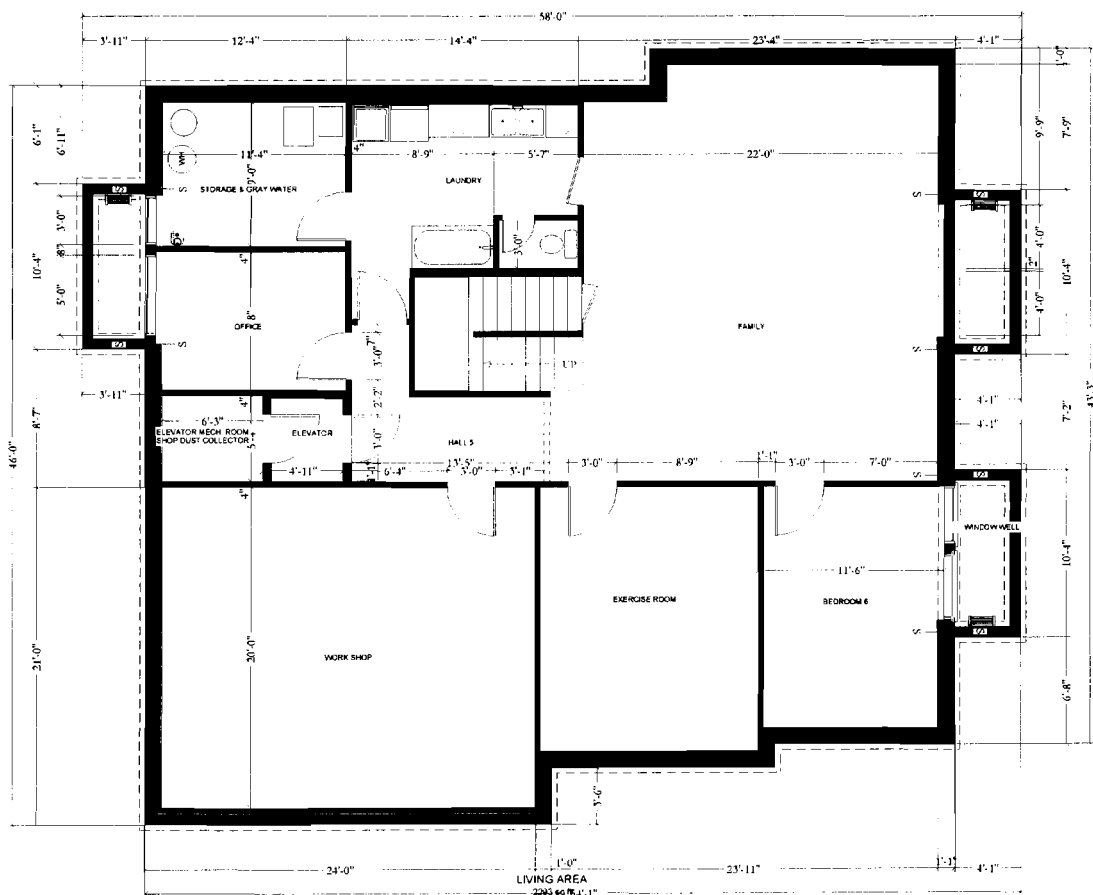
SIDEWALK

E1

PLAN SHEET

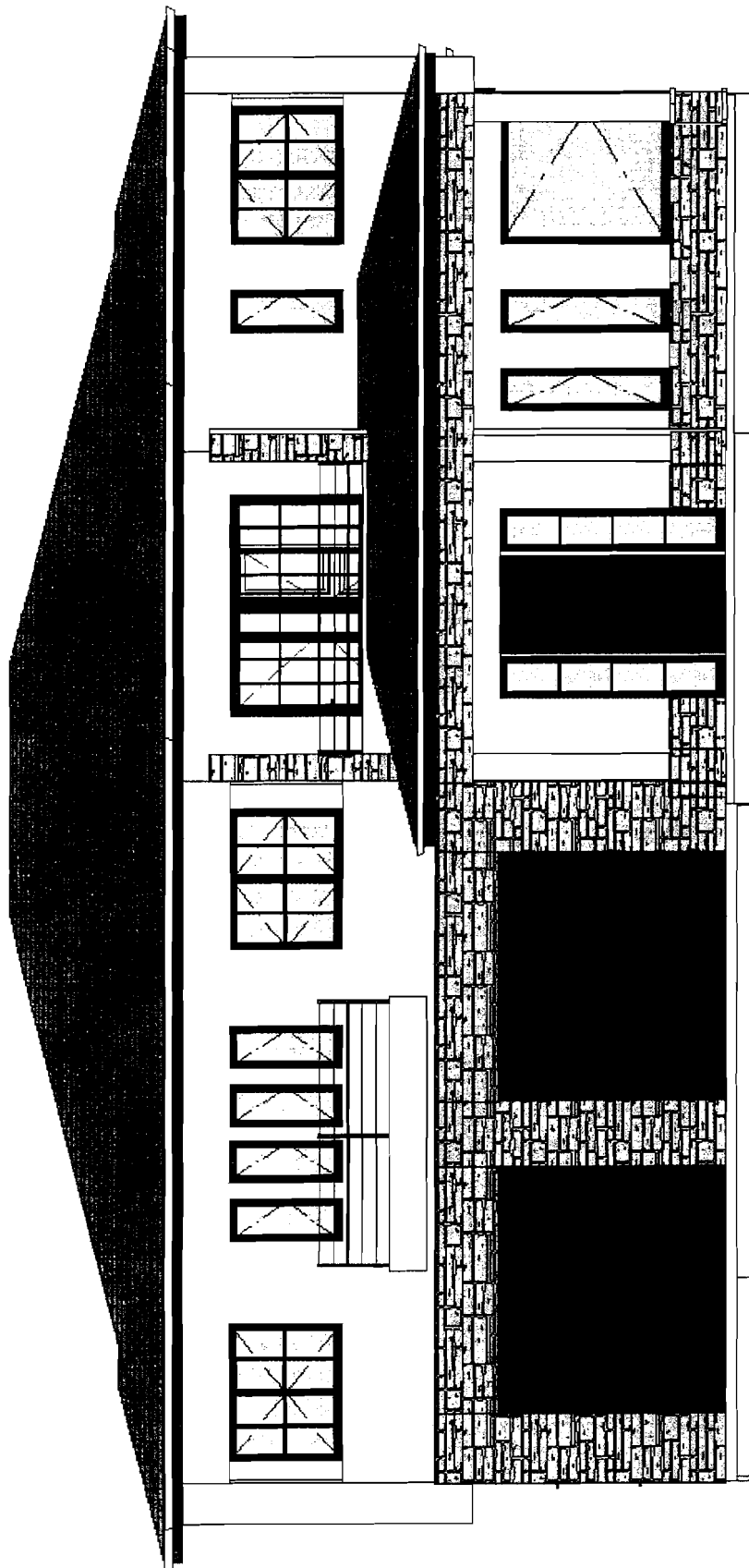


2<sup>ND</sup> FLOOR



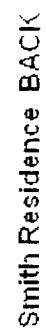
BASEMENT

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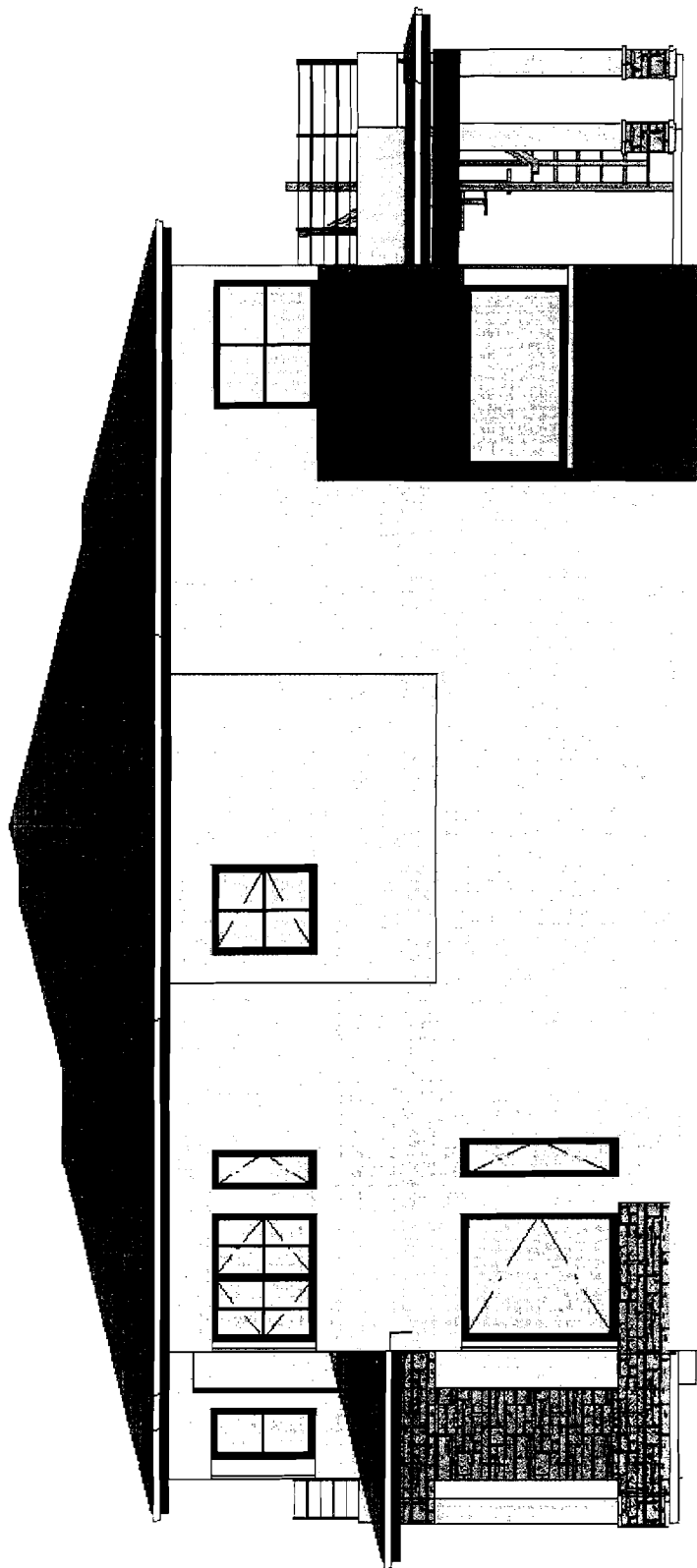


Smith Residence FRONT

U.S. DEPARTMENT OF THE ARMY  
SERVICES CENTER

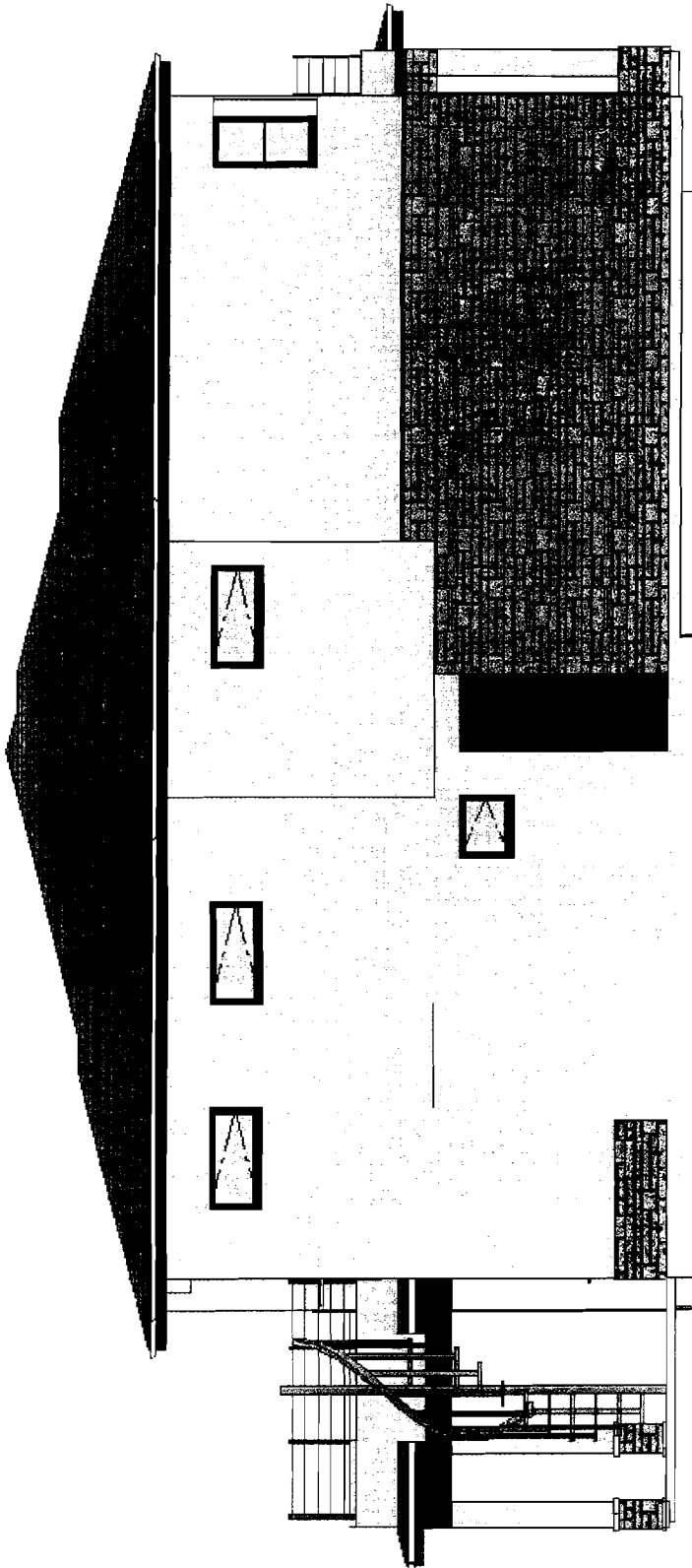


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SERVICES DEPARTMENT



Smith Residence EAST SIDE

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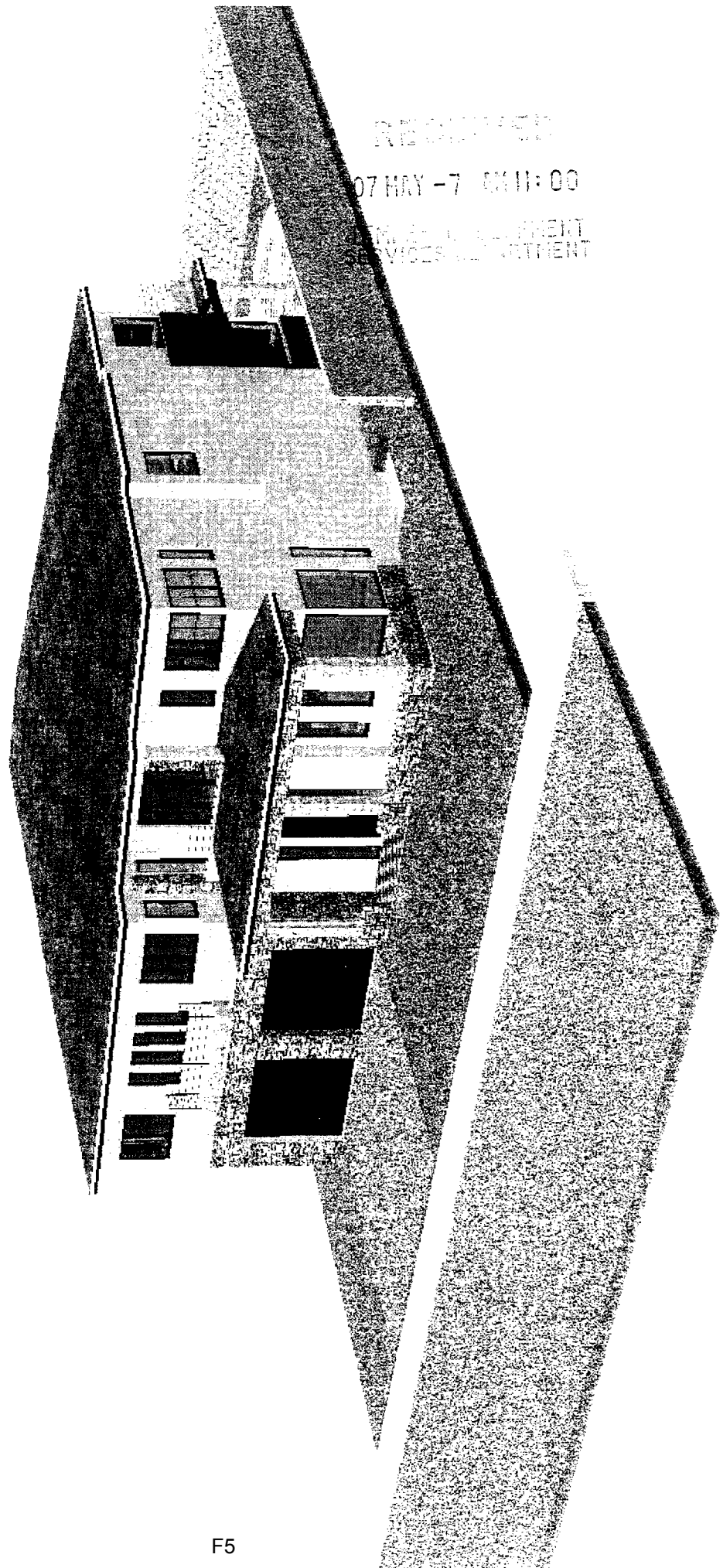


Smith Residence WEST SIDE

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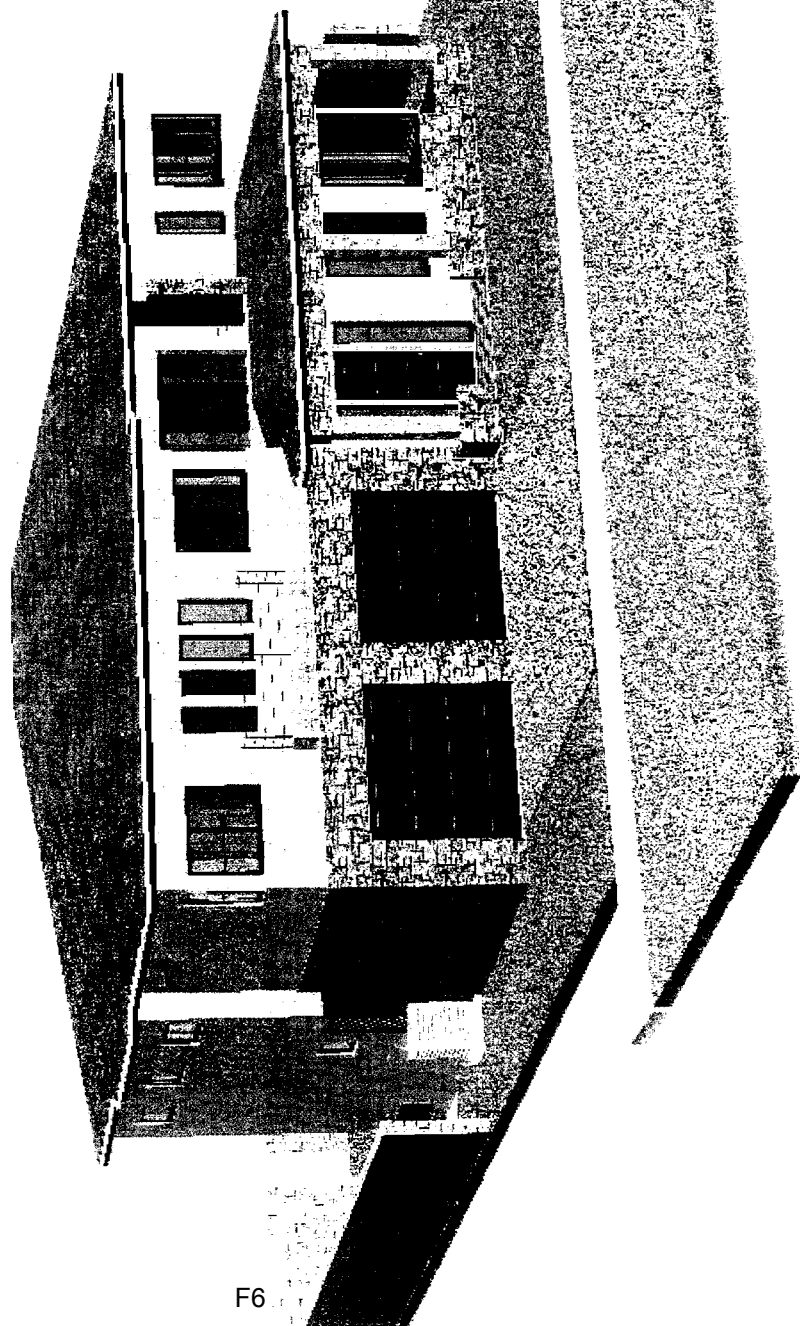
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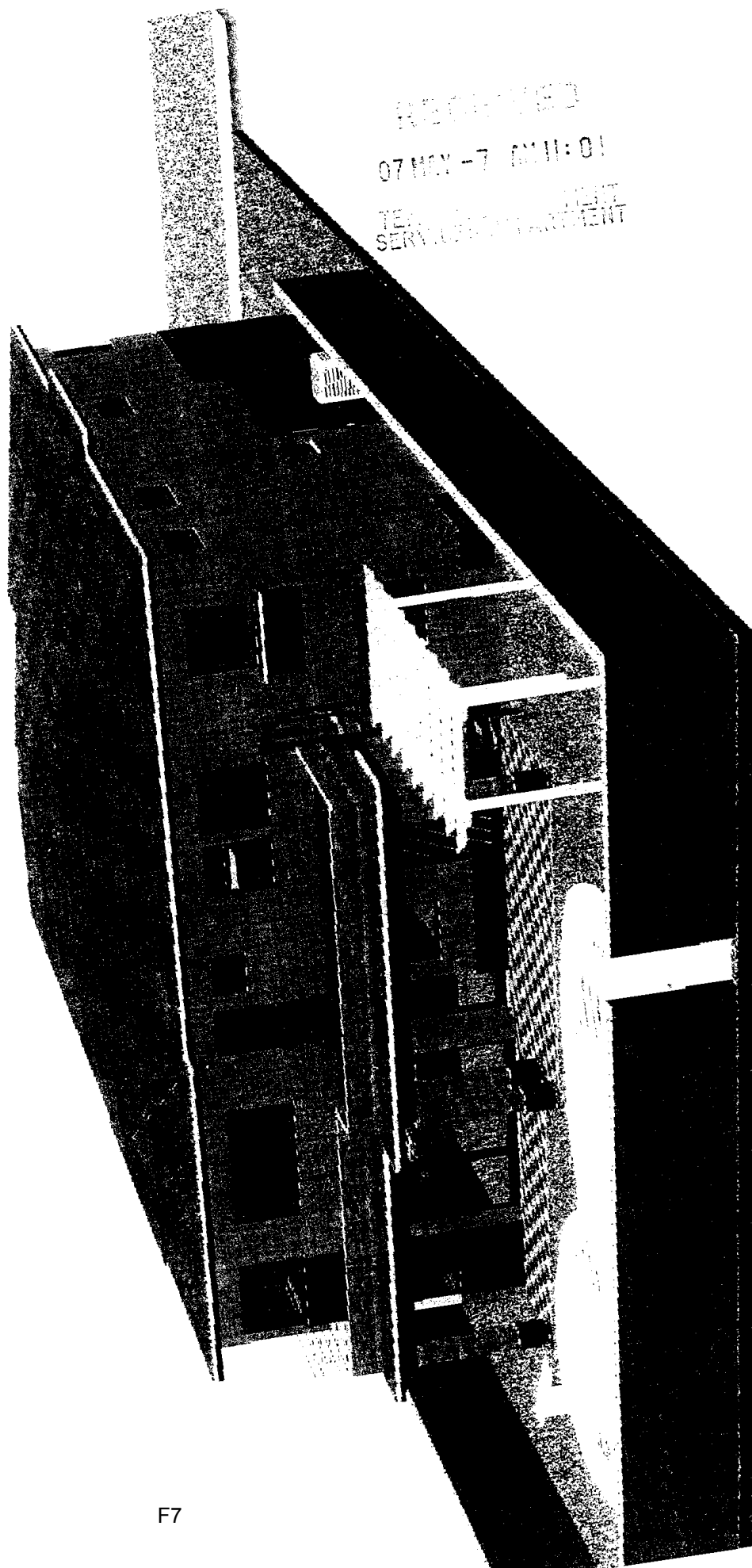
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SERVICES DEPARTMENT



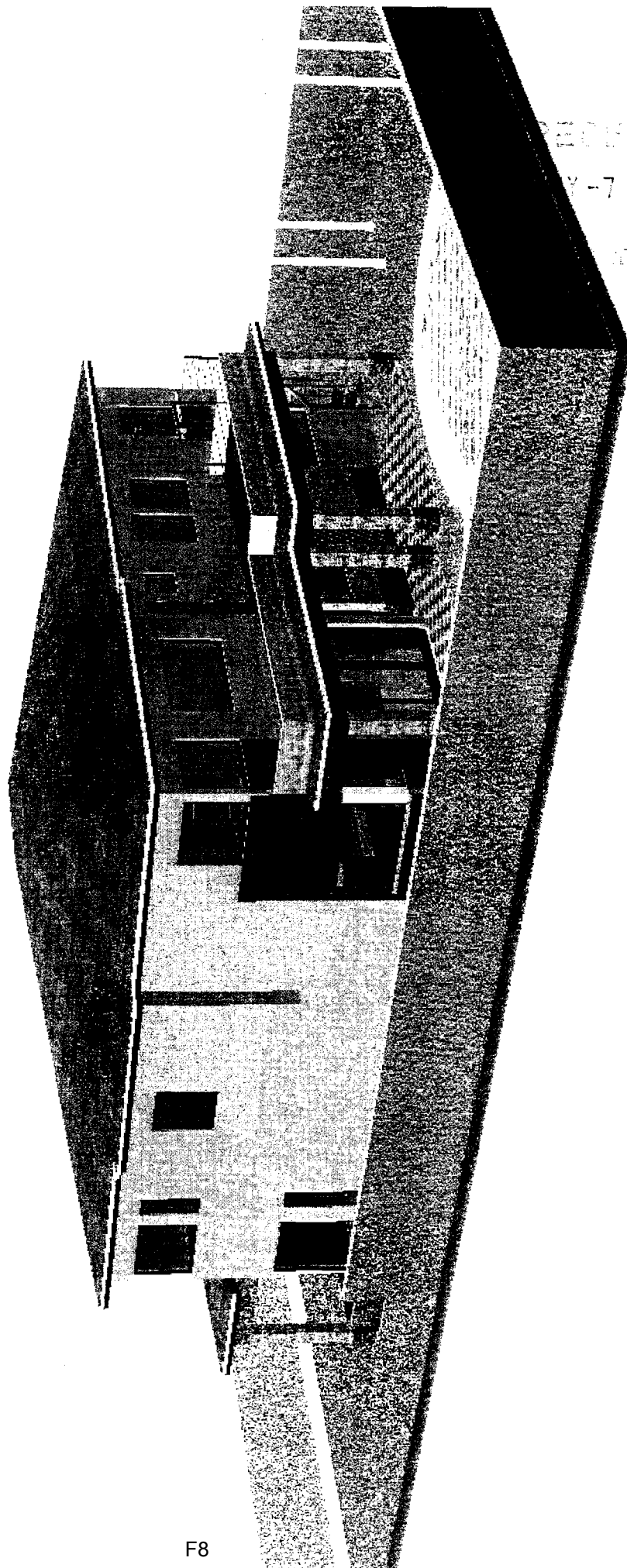


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